

117 KENDRICK STREET

NEEDHAM, MASSACHUSETTS



PROPERTY HIGHLIGHTS

- **11,867 - 28,779 SF** available
- Direct access to I-95/Route 128 Interchange
- Free parking for all employees
- Free shuttle to MBTA Green Line
- Fitness center with locker/shower areas
- Updated cafeteria/lounge, lobbies and outdoor courtyard with gas firepit
- Retail, restaurants, banking, childcare and hotels all in close proximity
- HqO tenant engagement app



Direct access to
I-95/Route 128



MBTA shuttle
service



Fully equipped
on-site gym



Full-service
cafeteria



HqO tenant
engagement app



Amenity-rich
location



BUILDING INFORMATION

- **Building Size:** 213,000 SF
- **Year Built:** 1955 with complete structural overhaul in 2001 & renovations to common spaces in 2018
- **Parking:** 3.3 spaces per 1,000
- **Ceiling Heights:** 18'0 clear/10' finished
- **Electrical:** 4,000-amp service
- **Gas/Electricity:** National Grid
- **Water/Sewer:** Town of Needham
- **HVAC:** variable-air-volume powered by 10 rooftop mounted units
- **Security:** code access system
- **Shuttle:** morning & evening hours
7 stops | 6:25 am - 9:20 am
6 stops | 3:43 pm - 6:43 pm
- Gold Wired Score
- Energy Star Rated



AVAILABLE ISPs

CARRIER	CABLE TYPE	NETWORK TYPE	DISTRIBUTION
AT&T	Fiber	Type 1	Full Coverage
Comcast	Coaxial	Phone or Cable	Full Coverage
Lighttower	Fiber	Type 1	Full Coverage
RCN	Fiber	Type 1	Full Coverage
Verizon	Coaxial	Phone or Cable	Full Coverage
Verizon	Fiber	Type 1	Full Coverage